



## MEETING MINUTES

DATE: April 27, 2022

PLACE: Remote meeting via Zoom

MEMBERS PRESENT: Brad Moyer (Chair), Elliott Place, Beth Porter, Kathy Reardon, Nancy Wiley, Thomas Morahan, Gary Tondorf-Dick, and Maria Zade

MEMBERS ABSENT: Carlos DaSilva, Tom Roby and Shannon Kacherovich

GUESTS: Tanya Bodell, Virginia (Ginny) LeClair, John Malloy, Brad Carr, John Borger, Paul Sprecher, Steve Girardi, Rob Dolan, Brianna Bennett, and Brenda Black

ATTACHMENTS: Energyzt presentation on the Public Outreach and Engagement Plan; Energyzt presentation on waste/recycling data, home heating data, and the Regional Greenhouse Gas Initiative; HMLP / Rob Dolan presentation on Property Assessed Clean Energy (PACE) program

The Chair called the duly noticed meeting to order at 7:05pm and presented the Virtual Open Meeting Protocol and Procedures as outlined in the Governor's Chapter 20 Pandemic Directive of 2021. Brad further explained that in order to provide an opportunity for all to provide input, participants should raise their hand to indicate a desire to speak. Once the participant is recognized by the Chair, s/he should keep the remarks to agenda, and be succinct and respectful. If the participant does not, s/he will receive a warning. If the participant continues to violate the norms, s/he will not be recognized to speak by the Chair and may be muted for the remainder of the meeting.

### **Energyzt Presentation**

The Energyzt team of Tanya Bodell, Ginny Leclair, and John Malloy gave an overview of their activities related to the CAP since CAPC's last meeting. Their presentation specifically addressed:

#### **1) Public Outreach and Community Engagement Plan (Ginny LeClair)**

Ginny Leclair presented the aspects of the public outreach and community engagement plan for feedback and approval. Ginny suggested that the plan include a dedicated webpage for the CAP (as opposed to CAPC) where the survey link (see below), flyers, and other documents related to the plan could be housed.

#### Community Survey

Ginny next presented the final draft of the community survey. CAPC members had several comments and revisions to the draft and ultimately approved a final version. It is our hope that this version will give both Energyzt and CAPC an accurate picture of Hingham residents' level of concern and



specific concerns relative to climate change so that the CAP can respond to residents' needs.

In terms of distribution, the survey will go into the HMLP June bill, be distributed on social media, and be available at Town Hall. It was suggested that it also be sent out as a "Newsflash" from the Town to email addresses on file. The combined Community Engagement working group will reach out to other community groups to ask them to distribute the survey within their own networks. A flyer with a QR code to the survey will be posted around town by members of the community engagement working group.

The CAPC resolved to approve both the survey and the flyer for distribution as follows:

Resolved, that the survey as presented to the Committee at its April 27, 2022 meeting with the modifications discussed and agreed to therein be approved.

Resolved, that the Hingham Climate Action Planning Committee Community Survey flyer as presented to the Committee at its April 27, 2022 meeting with the modifications discussed and agreed to therein be approved.

#### Stakeholder Interviews

Ginny has an initial list of community stakeholders and will reach out to working group members to finalize the list of stakeholders and specific interview questions.

#### Community Events

Energizt and CAPC plan to be present at several community events. They have an initial working list of events and plan to add to them. If any CAPC members have events to suggest, they should add them to this list.

#### Community Meetings

Similar to the community survey, community meetings will identify residents' concerns about climate change and strive to learn how we can make this plan inclusive of people's needs and concerns.

### **2) Update on waste/recycling data, home heating data, and Regional Greenhouse Gas Initiative (RGGI) (John Malloy)**

John provided a rapid overview of the data on each of these three areas (see attachment). Due to time constraints, discussion was postponed to a future meeting. CAPC members are asked to go over John's presentation and consider the data and conclusions prior to the next meeting. At a future meeting, the following questions are to be considered:

- Does CAPC want to address waste disposal in the CAP?
- Does a working group want to make specific recommendations relative to home heating?
- To what extent does the Town want to buy RGGI credits in order to achieve net zero?



Energyzt plans to meet with relevant working groups prior to presentations at future meetings.

**Brianna Bennet / Rob Dolan presentation on PACE (Property Assessed Clean Energy Program) for commercial buildings**

PACE is a program from MassDevelopment that allows commercial property owners to finance energy improvements via special betterment assessments on their property tax bills. Rob discussed the benefits of this program to municipalities, property owners, and lenders/mortgage holders. Currently 26 states, plus DC, have active commercial PACE programs. In New England, Connecticut, Rhode Island, and New Hampshire have passed PACE enabling legislation. It is in the works in Maine. The Massachusetts program launched in June 2020. They experienced some setbacks, likely due to Covid, but are seeing activity pick up again.

Rob discussed the flow of funds (private capital providers extend financing and are repaid via betterment assessments collected by the municipality) within the PACE program. He explained, “PACE is really just another tool in the toolbelt for property owners to complete energy improvements.” Currently no local or regional banks support this type of financing although larger national banks, including Bank of America, do. Relationships with local banks are being actively pursued because, among other reasons, PACE requires mortgage holder consent.

Commercial/industrial, not-for-profit, and multifamily housing properties are all eligible (see presentation for specifics).

PACE financing can be used for both energy efficiency and renewable energy projects. Rob went through examples of various PACE projects in MA as well as a description of the responsibilities of the town.

There are currently 54 PACE-authorizing municipalities in MA.

Q&A with members of the CAPC and guests:

- How many of the 54 communities are our benchmark communities? - Will look into it.
- Is there any prepayment penalty? No.
- What has the experience been in other New England communities? Any unpleasant surprises?  
- No. It is a typical loan program, except the payment has to go through the municipality.
- How are the annual interest rates calculated? - Similar to other interest rates, PACE rates are subject to market conditions, the project, and the property owners’ credit profile at the time of closing and is a fixed rate with a known payback period.
- Are there implications for the property owner’s eligibility for rebates, etc? - No. This program is meant to work in concert with existing rebates and promotions.
- Can these loans be refinanced? - Yes.



**Working Group Updates**

- Community Engagement: EcoFest is Friday. Maria and Elliott will be at the table from 2-6pm. Other members are encouraged to attend and to help.
- Grants: In progress, focusing on EVs
- Greenhouse Gas Reduction Initiatives: In progress, expect to send summary to Energyzt soon

**Approval of Minutes**

- Minutes were approved after brief discussion

**Next meeting:** TBD in early May

Respectfully submitted,  
Maria Zade